

**Residential Real Estate Indicators - Anne Arundel County and Annapolis
February 2009 - PRELIMINARY**

Home Price Indexes	Dec-08	Nov-08	% Change	Dec-07	% Change
S&P/Case-Shiller - Washington DC Metro	176.3	180.5	-2.3%	218.4	-19.2%
Baltimore Metro	182.9	187.0	-2.2%	194.9	-6.2%
Anne Arundel County	183.8	190.2	-3.4%	201.8	-8.9%
Annapolis	184.3	199.2	-7.5%	228.5	-19.4%

Anne Arundel County	Feb-09	Jan-09	% Change	Feb-08	% Change
Total Volume	\$68,287,690	\$76,187,655	-10.4%	\$133,538,621	-48.9%
Units Sold	181	205	-11.7%	331	-45.3%
Pending Sales	650	344	89.0%	470	38.3%
New Listings	802	722	11.1%	872	-8.0%
Active Listings	3,636	3,791	-4.1%	3,993	-8.9%
Months of Inventory ("MOI")	20.1	18.5	8.6%	12.1	66.5%
Days On Market	144	144	0.0%	147	-2.1%
Average Sold Price ("ASP")	\$377,280	\$371,647	1.5%	\$403,440	-6.5%
Average List Price ("ALP")	\$392,584	\$421,327	-6.8%	\$444,730	-11.7%
ALP to ASP Ratio	96.10%	88.21%	8.9%	90.72%	5.9%

Annapolis	Feb-09	Jan-09	% Change	Feb-08	% Change
Total Volume	\$20,458,400	\$20,427,576	0.2%	\$32,420,800	-36.9%
Units Sold	37	41	-9.8%	58	-36.2%
Pending Sales	117	106	10.4%	99	18.2%
New Listings	180	160	12.5%	179	0.6%
Active Listings	842	794	6.0%	802	5.0%
Months of Inventory ("MOI")	22.8	19.4	17.5%	13.8	64.6%
Days On Market	174	185	-5.8%	165	5.3%
Average Sold Price ("ASP")	\$552,930	\$498,234	11.0%	\$558,979	-1.1%
Average List Price ("ALP")	\$582,955	\$536,459	8.7%	\$591,054	-1.4%
ALP to ASP Ratio	94.85%	92.87%	2.1%	94.57%	0.3%

\$0-499K Price Range	Feb-09	Jan-09	% Change	Feb-08	% Change
Total Volume	\$43,130,477	\$41,290,000	4.5%	\$87,084,513	-50.5%
Units Sold	149	144	3.5%	290	-48.6%
Pending Sales	534	144	270.8%		
New Listings	594	528	12.5%	635	-6.5%
Active Listings	2,430	2,388	1.8%		
Months of Inventory ("MOI")	16.3	16.6	-1.7%		
Days On Market	166.1	145.2	14.4%	137.8	20.5%
Average Sold Price ("ASP")	\$289,466	\$286,736	1.0%	\$300,291	-3.6%
Average List Price ("ALP") for Solds	\$298,938	\$297,612	0.4%	\$308,520	-3.1%
ALP to ASP Ratio	96.83%	96.35%	0.5%	97.33%	-0.5%

\$500K to \$999K Price Range	Feb-09	Jan-09	% Change	Feb-08	% Change
Total Volume	\$49,677,500	\$19,362,488	156.6%	\$33,324,027	49.1%
Units Sold	28	30	-6.7%	52	-46.2%
Pending Sales	94	83	13.3%		
New Listings	171	154	11.0%	198	-13.6%
Active Listings	878	843	4.2%		
Months of Inventory ("MOI")	31.4	28.1	11.6%		
Days On Market	140.2	133.2	5.3%	182.1	-23.0%
Average Sold Price ("ASP")	\$594,960	\$645,416	-7.8%	\$640,847	-7.2%
Average List Price ("ALP") for Solds	\$633,607	\$681,062	-7.0%	\$675,335	-6.2%
ALP to ASP Ratio	93.90%	94.77%	-0.9%	94.89%	-1.0%

\$1M-Plus Price Range	Feb-09	Jan-09	% Change	Feb-08	% Change
Total Volume	\$8,498,336	\$7,453,250	14.0%	\$22,661,725	-62.5%
Units Sold	4	6	-33.3%	15	-73.3%
Pending Sales	22	22	0.0%		
New Listings	37	46	-19.6%	39	-5.1%
Active Listings	329	330	-0.3%		
Months of Inventory ("MOI")	82.3	55.0	49.5%		
Days On Market	79.3	217.0	-63.5%	130.3	-39.1%
Average Sold Price ("ASP")	\$2,124,584	\$1,242,208	71.0%	\$1,510,782	40.6%
Average List Price ("ALP") for Solds	\$2,193,750	\$1,385,567	58.3%	\$1,603,648	36.8%
ALP to ASP Ratio	96.85%	89.65%	8.0%	94.21%	2.8%

SOURCES: Metropolitan Regional Information Systems, Inc., Standard & Poor's, RealtyTrac, Inc., U.S. Census Bureau, and Mortgage-X.com. Information deemed reliable but not guaranteed.